Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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LA.No.6/2022-23
D. Dis No. 2334 /2022
Dated 03/2/2023

APPROVED
Subject to the conditions laid down in the proceedings enclosed

COMMISSIONER
Kundrathur Municipality
Chennai - 600 069.

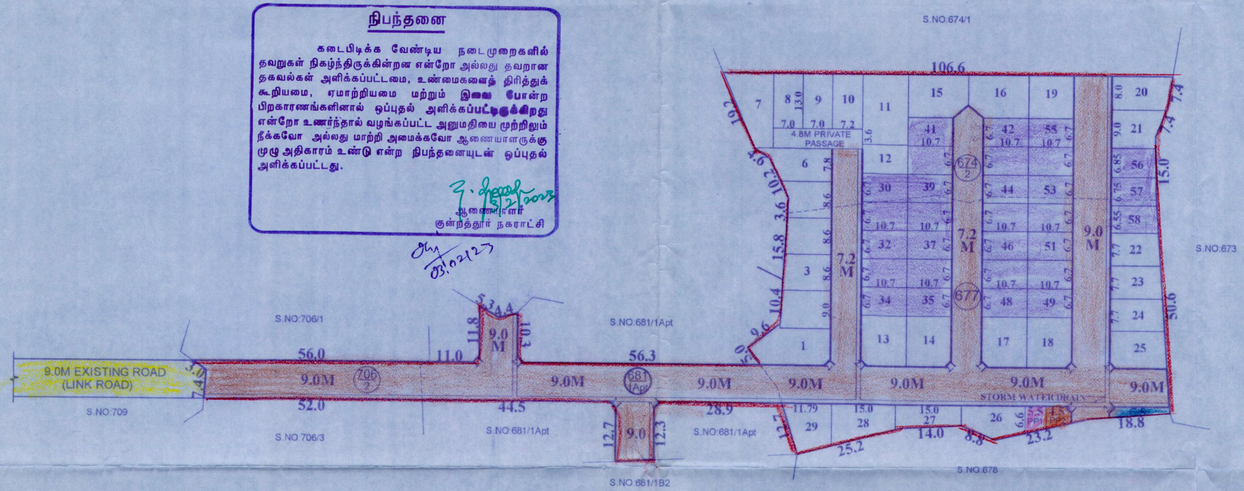
03/02/23

நிபந்தனை

கடைபிடிக்க வேண்டிய நடைமுறைகளில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டமை, உண்மைகளைத் திரித்துக் கூறியமை, ஏமாற்றியமை மற்றும் இவை போன்ற பிறகாரணங்களினால் ஒப்புதல் அளிக்கப்பட்டதுக்கிறது என்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நிக்கவோ அல்லது மாற்றி அமைக்கவோ ஆணையாளருக்கு முழு அதிகாரம் உண்டு என்ற நிபந்தனையுடன் ஒப்புதல் அளிக்கப்பட்டது.

ஆணையாளர்
குன்றத்தூர் நகராட்சி

03/02/23



LEGEND:
- SITE BOUNDARY
- ROADS GIFTED TO LOCAL BODY
- EXISTING ROAD
- PUBLIC PURPOSE-1 GIFTED TO LOCAL BODY
- PUBLIC PURPOSE-2 GIFTED TO TANGEDCO
- EWS
- CONVENIENT SHOP

SITE EXTENT (AS PER PROPOSED LAYOUT PLAN)	:	**9266 SQ.M**
ROAD AREA	:	**3756 SQ.M**
PUBLIC PURPOSE AREA (1%)	:	**57 SQ.M**
(P.P.1- HANDED OVER TO THE LOCAL BODY (0.5) - 30 SQ.M (P.P.2- HANDED OVER TO THE TANGEDCO (0.5) - 27 SQ.M		
REGULAR PLOTS (1 TO 29)	:	**29 Nos.**
E.W.S. PLOTS (2080 M2) (30 TO 58)	:	**29 Nos.**
CONVENIENT SHOP	:	**1 No.**

NOTE:

1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS
3. ROAD AREA
   PUBLIC PURPOSE AREA-1
   PUBLIC PURPOSE AREA-2 (RESERVED FOR TANGEDCO)
   WERE HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO.15374/2022 DATED:20.07.2022, @ SRO KUNDRATHUR.

CONDITIONS :

(I)THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD/WRD, CHENNAI REGION, CHEPAUK, CHENNAI-5 IN LETTER NO.T1 / CAPITAI / KUNDRATHUR / CULVERT / 2015 DATED 14.12.2015 AND LETTER NO.DB/T5(3)/F-I.- KUNDRATHUR -B VILLAGE -II / 2020 / M / 12.11.2020, WHICH ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)

1. THE PROCESS OF EARTH FILLING AND COMPACTION SHOULD BE DONE IN LAYERS OF NOT MORE THAN 0.30 METRE DEPTH TO ACHIEVE THE REQUIRED DEGREE OF COMPACTION AND THE APPLICANT LAND SHOULD BE RAISED TO A LEVEL OF (+) 22.100. (I.E 0.60M ABOVE THE EXISTING ROAD LEVEL OF (+) 21.500M ABUTTING THE PROPOSED SITE)

2. THE ALL ROUND PAVEMENT LEVEL DURING CONSTRUCTION WITHIN THE SITE SHOULD NOT BE LESS THAN OF (+) 22.100M. THE APPLICANT SHOULD PROVIDE ALL ROUND AND INTERIOR STORM WATER DRAINAGE NETWORK, SO THAT THE ULTIMATE DISPOSAL OF STORM WATER SHOULD BE DISCHARGED TO THE NEAREST NATURAL STORM WATER CHANNEL / DRAINS.

3. THE APPLICANT SHOULD TAKE PROTECTIVE MEASURES TO AVOID ENTRY OF STORM WATER FROM THE ROAD.

4. THE SEWAGE AND SULLAGE WATER SHOULD NOT BE LET IN THE CHANNELS AND NECESSARY SEWAGE TREATMENT PLANT ARRANGEMENTS SHOULD BE CONSTRUCTED AS PER POLLUTION CONTROL BOARD NORMS AT PROPOSED SITE BY PROMOTER.

5. THE APPLICANT SHOULD PROVIDE ADEQUATE RAIN WATER HARVESTING ARRANGEMENTS IN THE SITE AT HIS OWN COST.

6.THE APPLICANT SHOULD MAKE HIS OWN ARRANGEMENTS TO COLLECT THE DEBRIS & GARBAGES WITHIN THE PREMISES AND HAS TO BE DISPOSED OFF AS PER EXISTING NORMS OF TAMILNADU POLLUTION CONTROL BOARD AND OTHER DEPARTMENT CONCERNED AND IT SHOULD NOT BE DUMPED IN THE NEARBY WATER BODIES.

7.THE APPLICANT SHOULD NOT ENCROACH INTO ADJACENT WATER BODY LAND AND CLEARLY DEMARCATE THE BOUNDARIES BEFORE STARTING DEVELOPMENTAL ACTIVITIES.

8. THE APPLICANT SHOULD ABIDE BY THE RULES AND REGULATIONS OF THE PWD/ WRD FROM TIME TO TIME.

9. THE PERMISSION GRANTED TO THE APPLICANT SHOULD NOT BE ALTERED / MODIFIED / CHANGED TO ANY OTHERS.

FAILING TO COMPLY WITH ANY OF THE ABOVE CONDITIONS, PWD/ WRD RESERVES THE RIGHTS TO WITHDRAW THE REPORT ON INUNDATION POINT OF VIEW AND IN THAT EVENT, THE APPLICANT SHALL NOT BE ELIGIBLE FOR ANY COMPENSATION WHAT SO EVER.

(II) TNCDBR-2019 RULE NO. 47 (8) IN G.O (Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41 DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE", WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.

(III) TNCDBR - 2019, RULE NO : 47 (9)

THE OWNER OR DEVELOPER OR PROMOTER SHALL SELL THE EWS PLOTS ONLY FOR EWS PURPOSE. NO CONVERSION OR AMALGAMATION SHALL BE PERMISSIBLE IN THE CASE OF EWS PLOTS.

(IV) TNCDBR-2019, RULE NO. 47 (11)

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(IV) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY PWD IN THEIR LETTER NO.T1 / CAPITAI / KUNDRATHUR / CULVERT / 2015 DATED 14.12.2015 AND LETTER NO.DB/T5(3) / F - I- KUNDRATHUR -B VILLAGE-II / 2020 / M / 12.11.2020, AND SHALL OBTAIN A LETTER FROM PWD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.

◉ **NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT**

CONDITION:

THE LAYOUT APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED.

This Planning Permission Issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

P.P.D L.O NO : 112 2022

APPROVED

VIDE LETTER NO : L1 / 13661 / 2020

DATE : 25 / 08 / 2022

FOR MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

02/09/2022

KUNDRATHUR MUNICIPALITY

LAYOUT OF HOUSE SITES IN S.Nos:674/2, 677, 681/1Apt & 706/2 OF KUNDRATHUR-B VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE.)

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.